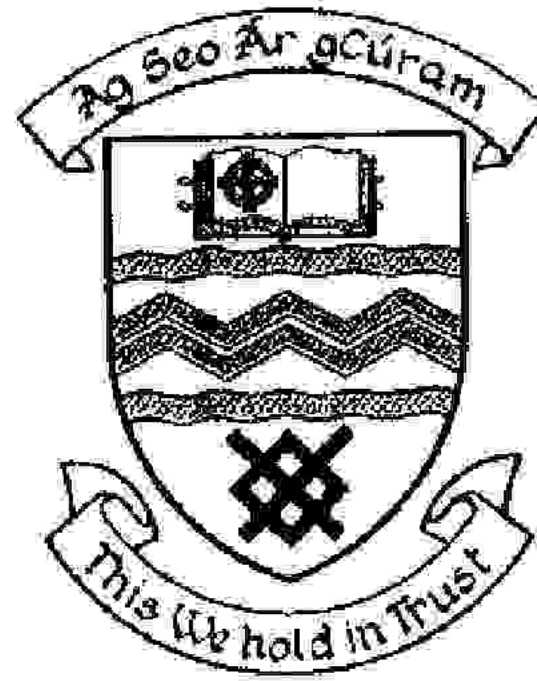


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0541	
1. Location	Calliaghstown Upper, Rathcoole, Co. Dublin.		
2. Development	Bungalow and septic tank (based on outline permission S98A/0626)		
3. Date of Application	15/08/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 09/11/2001 2.	1. 14/01/2002 2.
4. Submitted by	Name: Michael Joyce, Address: c/o Brian Watchthorn Architect, St. John's Court,		
5. Applicant	Name: Michael & Charlotte Joyce, Address: Redgap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0544 Date 11/03/2002	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 0876 Date 26/04/2002	Effect AA GRANT APPROVAL	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.	

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Michael Joyce,
c/o Brian Watchthorn Architect,
St. John's Court,
Athy,
Co. Kildare.

NOTIFICATION OF GRANT OF Approval

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 0876	Date of Final Grant 26/04/2002
Decision Order Number 0544	Date of Decision 11/03/2002
Register Reference S01A/0541	Date 14/01/02

Applicant Michael & Charlotte Joyce,

Development Bungalow and septic tank (based on outline permission
S98A/0626)

Location Calliaghstown Upper, Rathcoole, Co. Dublin.

Floor Area 296.29 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/11/2001 /14/01/2002

A Approval has been granted for the development described above,
subject to the following (13) Conditions.

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REG REF. S016/01 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 07/01/02 and 14/01/02, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 The proposed dwelling when completed shall be first occupied for a period of at least one year as a place of permanent residence by the applicant, or members of his / her immediate family.
REASON:
In the interest of the proper planning and development of the area.
- 4
 - i) The existing roadside hedge /ditch shall be removed only to a sufficient extent to provide for adequate vision splays. The new boundary shall be setback along the line of the vision splays.
 - ii) The roadside boundary ditch shall be piped at site entrance with pipes of adequate size / strength and to satisfaction of the Environmental Services Department of South Dublin County Council.
 - ii) The site boundaries and the setback roadside boundary shall be planted with a continuous line of traditional Irish rural hedgerow species interspersed with broad-leaved deciduous trees to be agreed with the Parks and Landscape Services Department. This planting shall be carried out and completed within the first planting season following first occupation of the dwelling.

Details of these requirements shall be submitted for the written agreement of the Planning Authority prior to commencement of development on the proposal.

REASON:
In the interest of traffic safety and rural amenity and to screen the proposed development within a reasonable period of time.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A700

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- 5 a) The roof shall be tiled with slate or black-coloured roof tiles.
b) The external wall finishes shall be of smooth plaster / render painted in a pale colour and no brick shall be used.

REASON:

In the interest of visual amenity.

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 The requirements of the Environmental Health Officer shall be strictly adhered to. In that respect:
- i) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
 - ii) A suitable location for the storage of refuse shall be provided.
 - iii) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
 - iv) The septic tank, percolation area and the reserve percolation area shall be installed in accordance with SR6 1991.
 - v) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8:00 hours on weekdays 9:00 hours on Saturdays nor after 18:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON:

In the interest of public health and pollution control.

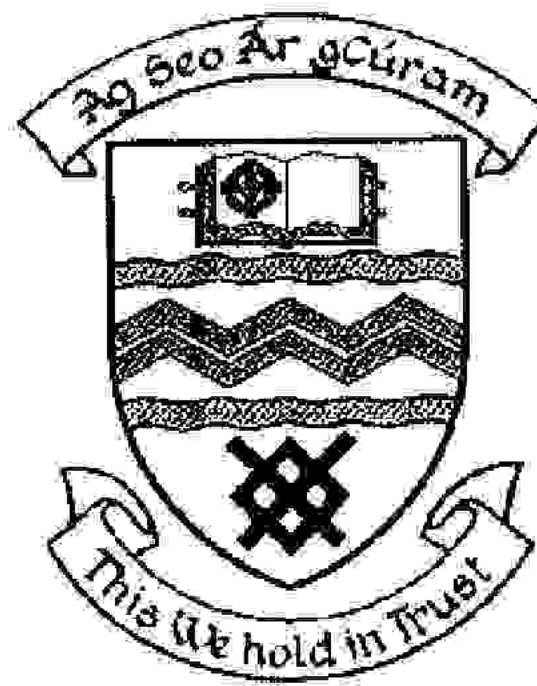
- 8 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S0147001 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REASON:

To protect the amenities of the area.

- 9 Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority a full set of elevational drawings showing the proposed roof ridgeline not exceeding 5 metres in height at its highest point.

REASON:

In the interest of the proper planning and development of the area.

- 10 The requirements of the Parks and Landscape Services Department shall be strictly adhered to. In that respect:-

- i) Prior to the commencement of any work on site a detailed tree/hedgerow survey shall be provided to the Planning Authority, indicating the location, species, age, condition, crown spread and height of existing trees and hedgerows. This survey shall include trees on and immediately adjacent to the site that would be affected by site works. Information should be given on the proposals for removal/retention of these trees/hedgerows and measures proposed to protect them during the course of the development. A scheme of tree felling and surgery works shall be provided.
- ii) Prior to the commencement of works on site, the applicant shall submit to the Planning Authority for written agreement, a fully detailed Landscaped Plan, including full boundary treatment, details of any walls, fences, gates or piers etc. replacement planting for the roadside boundary and the proposed entrance to the site. Any proposed mounding, cutaways into the slope and infilling should be clearly indicated.

- 11 In the event of a connection to the public sewer, a further financial contribution in the sum of EUR 476 (four hundred and seventy six euro) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/001 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 12 In the event of a connection to the water supply, a further financial contribution in the sum of EUR 476 (four hundred and seventy six euro) to be paid by the proposer to South Dublin County Council towards the cost of public water supply in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 13 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

.....26/04/02
for SENIOR ADMINISTRATIVE OFFICER

6

Telephone: 01-414 9000
Fax: 01-414 9104

Decision Order Number 3362	Date of Decision 09/11/2001
Register Reference S01A/0541	Date: 15/08/01

App. Type	Approval
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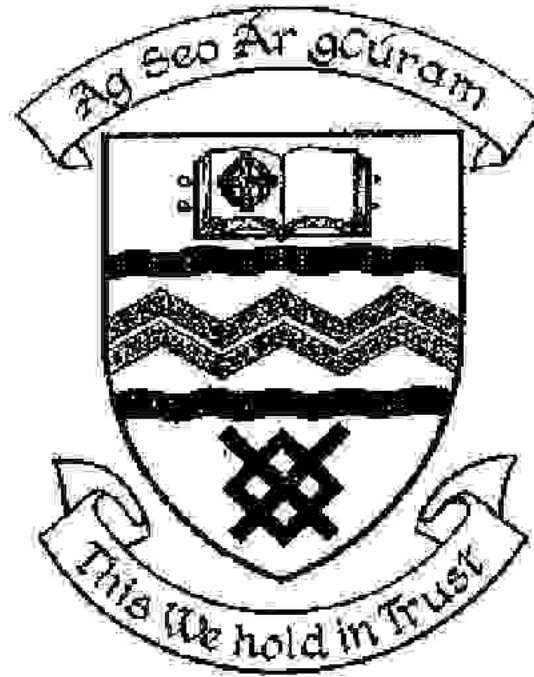
With reference to your planning application, received on 15/08/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- Michael Joyce,
c/o Brian Watchthorn Architect,
St. John's Court,
Athy,
Co. Kildare.

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REG REF. S01A/0541

- Plan, 1998. The applicant should note that a very high quality of design is expected on a site of this nature.
- 2 The applicant is requested to submit a cross-section of the site showing the existing and proposed site levels with details of proposed finished floor levels. The cross section should show any cutting into or infilling of the site slope to accommodate the proposed dwelling.
 - 3 The applicant is requested to submit revised proposals indicating the removal of the existing front boundary hedging/earth bank on left hand side of access point (when exiting) and setting back of new front boundary along line required to provide adequate visibility. No development of any form (including planting, fencing, wing walls, piers, etc.) should be within the area required to provide vision splays from the proposed entrance.
 - 4 The submitted landscape details are inadequate. The applicant is requested to submit a fully detailed landscape plan including full boundary treatment including details of any walls, fences, gates or piers, etc. replacement planting for the roadside boundary and the proposed entrance to the site. Any proposed mounding, cutaways into the slope and infilling should be clearly indicated.
 - 5 The application site is currently under a plantation of young conifer trees. The applicant is requested to explain what is proposed to happen to the existing plantation on site.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

09/11/01

✓

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NOTIFICATION OF DECISION TO GRANT APPROVAL
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0544	Date of Decision 11/03/2002
Register Reference S01A/0541	Date: 15/08/01

Applicant Michael & Charlotte Joyce,
Development Bungalow and septic tank (based on outline permission
S98A/0626)
Location Calliaghstown Upper, Rathcoole, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 09/11/2001 /14/01/2002
Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a DECISION TO GRANT APPROVAL in respect of the above proposal.
Subject to the conditions (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.


..... 12/03/02
for SENIOR ADMINISTRATIVE OFFICER

Michael Joyce,
c/o Brian Watchthorn Architect,
St. John's Court,
Athy,
Co. Kildare.

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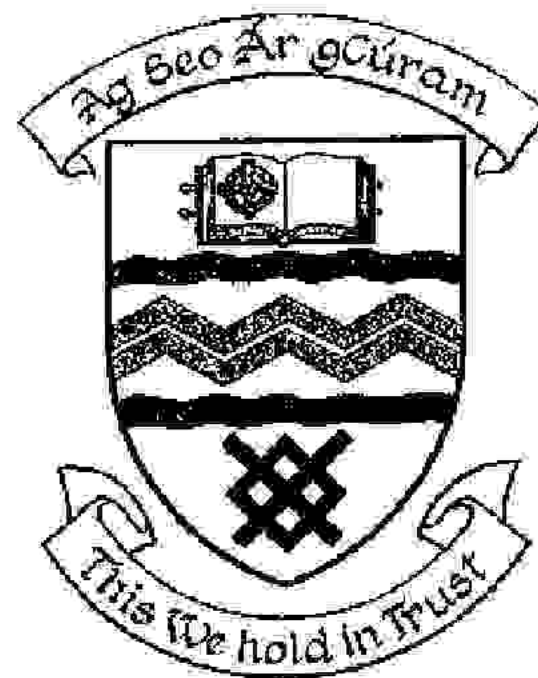
REG REF. S01A/0541

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 07/01/02 and 14/01/02, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 The proposed dwelling when completed shall be first occupied for a period of at least one year as a place of permanent residence by the applicant, or members of his / her immediate family.
REASON:
In the interest of the proper planning and development of the area.
- 4
 - i) The existing roadside hedge /ditch shall be removed only to a sufficient extent to provide for adequate vision splays. The new boundary shall be setback along the line of the vision splays.
 - ii) The roadside boundary ditch shall be piped at site entrance with pipes of adequate size / strength and to satisfaction of the Environmental Services Department of South Dublin County Council.
 - ii) The site boundaries and the setback roadside boundary shall be planted with a continuous line of traditional Irish rural hedgerow species interspersed with broad-leaved deciduous trees to be agreed with the Parks and Landscape Services Department. This planting shall be carried out and completed within the first planting season following first occupation of the dwelling.

Details of these requirements shall be submitted for the written agreement of the Planning Authority prior to

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REG. REF. S01A/0541

commencement of development on the proposal.

REASON:

In the interest of traffic safety and rural amenity and to screen the proposed development within a reasonable period of time.

- 5
- a) The roof shall be tiled with slate or black-coloured roof tiles.
 - b) The external wall finishes shall be of smooth plaster / render painted in a pale colour and no brick shall be used.

REASON:

In the interest of visual amenity.

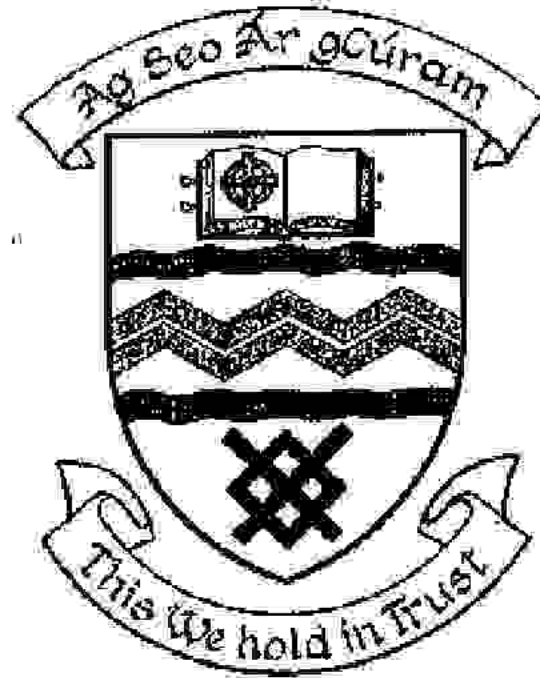
- 6
- That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 7
- The requirements of the Environmental Health Officer shall be strictly adhered to. In that respect:
- i) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
 - ii) A suitable location for the storage of refuse shall be provided.
 - iii) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
 - iv) The septic tank, percolation area and the reserve percolation area shall be installed in accordance with SR6 1991.
 - v) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent

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to the construction site before 8:00 hours on weekdays 9:00 hours on Saturdays nor after 18:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON:

In the interest of public health and pollution control.

- 8 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 9 Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority a full set of elevational drawings showing the proposed roof ridgeline not exceeding 5 metres in height at its highest point.

REASON:

In the interest of the proper planning and development of the area.

- 10 The requirements of the Parks and Landscape Services Department shall be strictly adhered to. In that respect:-

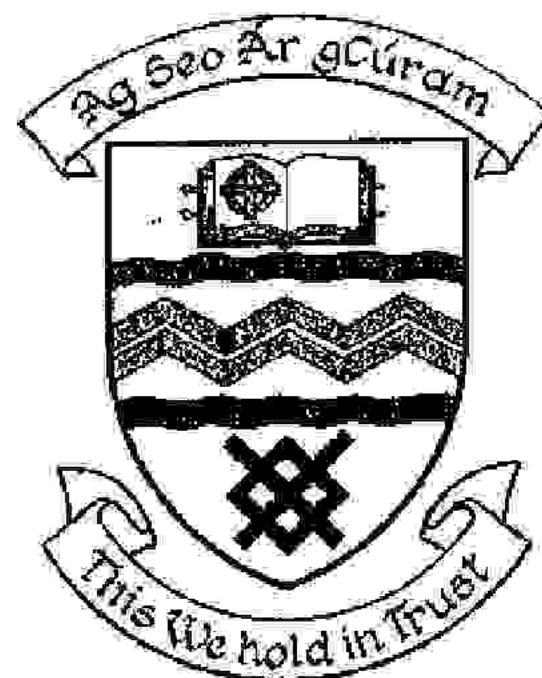
i) Prior to the commencement of any work on site a detailed tree/hedgerow survey shall be provided to the Planning Authority, indicating the location, species, age, condition, crown spread and height of existing trees and hedgerows. This survey shall include trees on and immediately adjacent to the site that would be affected by site works. Information should be given on the proposals for removal/retention of these trees/hedgerows and measures proposed to protect them during the course of the development. A scheme of tree felling and surgery works shall be provided.

ii) Prior to the commencement of works on site, the applicant shall submit to the Planning Authority for written agreement, a fully detailed Landscaped Plan, including full boundary treatment, details of any walls, fences, gates or piers etc. replacement

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planting for the roadside boundary and the proposed entrance to the site. Any proposed mounding, cutaways into the slope and infilling should be clearly indicated.

- 11 In the event of a connection to the public sewer, a further financial contribution in the sum of EUR 476 (four hundred and seventy six euro) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 12 In the event of a connection to the water supply, a further financial contribution in the sum of EUR 476 (four hundred and seventy six euro) to be paid by the proposer to South Dublin County Council towards the cost of public water supply in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 13 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.